

Development Activity Report November 2013



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This report tracks land development projects, beginning with zoning actions (if necessary), through site plan review, to construction and culminating in the issuance of occupancy permits. Once an application completes one stage of the development process, it will remain in that section of the report as a completed project and will be added to the next section of the report as appropriate. Therefore, over the course of time, a single project may be listed in this report three times. The color coding is intended to clarify the current status of each application, and is explained at the bottom of each page for easy reference.

Note: The applications included in this report represent only the "parent" application of these projects. It should not be construed as a measure of workload within the departments involved in the land development process.

Development Pipeline Summary

	# of Applications	Office	Retail	Square Footage Commercial	Institutional	Total	Residential Units
Active Zoning Cases ¹	5	512,000	372,945	18,000	0	902,945	767
Approved Zoning Cases ²	4	79,000	43,158	0	120,988	243,146	0
Active Site Plans	13	219,974	85,711	16,636	114,339	436,660	22
Approved Site Plans/Subdivisions ³	4	0	0	0	0	0	74
Pending Residential Subdivisions	5	--	--	--	--	--	527
Under Construction ⁴	9	0	53,700	0	0	53,700	66
Total	40	810,974	555,514	34,636	235,327	1,636,451	1,456

Notes:

1. Rezoning and Special Exception applications involving new construction. Does not include amendments to existing zoning unless additional square footage is proposed. If concurrent Rezoning and Special Exception applications are in process for the same project, the project is only counted once here.
2. Rezoning and Special Exception applications that have received Council approval since January 1, 2010 but have not yet submitted a site plan or subdivision plat. Applications that were approved prior to January 1, 2010 and have not submitted a site plan are considered inactive.
3. Site plans that have been approved since January 1, 2010 but have not had a building permit issued by Loudoun County. Site plans that were approved prior to January 1, 2010 but have not received a building permit are considered inactive.
4. Square footage numbers do not account for existing buildings that have been or will be demolished.

Rezoning and Special Exception Cases November 2013

Approved Zoning Cases

1. Allman-Stanfield (Greenway Farm) (RZ)
2. Greenway Farm Bank (SE)
3. Home Depot – Outdoor Storage (SE)
4. Oaklawn Gas Station (SE)

Active Zoning Cases

- A. Catoctin Circle Center (RZ)
- B. Crescent Place (RZ)
- C. Jerry's Ford (RZ/SE)
- D. Leegate (RZ/SE)
- E. Lowes Home Improvement (RZ/SE)
- F. My Dog's Daycare (SE)









RZ - Re-Zoning
SE - Special Exception
RZ/SE - Re-Zoning and Special Exception
(concurrent applications)

Rezoning Applications

November 2013

	Application Number	Name of Project	Location	Application Description	Acceptance Date	Staff Recommendation	PC Public Hearing	PC Recommendation	Council Public Hearing	Council Action	Current Status	Comments
1	TLZM-2011-0004	Potomac Station Retail	SE Quadrant Battlefield Parkway and Route 7	Amend proffers to defer closing of median break at site entrance to Battlefield Parkway	3-Jul-12	Approval	6-Dec-12	Approval	8-Jan-13	Approved	Town Council Approved	Retention of existing median break
2	TLZM-2012-0002	134 Fort Evans Road (Emergency Animal Hospital)	134 Ft. Evans Road NE	An amendment to TLZM-2008-0004 to increase building square footage to house equipment	7-May-12	Approval	7-Jun-12	Approval	26-Jun-12	Approved	Project Complete	
3	TLZM-2010-0003	Village at Leesburg Buildings Q and X	Buildings Q and X	Amend the TLZM-2009-0008 to change uses and square footage of Buildings Q & X	17-Jan-11	Approval	17-Nov-11	Approval	13-Dec-11	Approved 10 Jan 2012	Project Complete	
4	TLZM-2006-0022	PMW Farms (Festival Lakes)	Northwest quadrant of intersection of River Creek Parkway and Fort Evans Road	Rezoning 105.07 acres from RE to PRN.	14-Dec-06	Approval	4-Oct-07	Approval	27-Nov-07	Approved 11-Dec-07	5 of 6 sections under construction	
5	TLZM-2011-0002	Village at Leesburg, Land Bay C	Intersection of Crosstrail Boulevard and Russell Branch Parkway	Amend Concept Plan for Land Bay C to permit townhouses, and rezone Land Bays D and E from I-1 to PRC	12-Jul-11	Approval (w/ revisions)	3-May-12	Approval	12-Jun-12	Approved	Preliminary Plat under review	
6	TLZM-2008-0001	Cornerstone Chapel	Southeast corner of Sycolin Road & Battlefield Parkway	Rezoning 28.32 acres from PEC to B-3	19-May-08	Approval	1-Apr-10	Approval	11-May-10	Approved	Site Plan under review	
7	TLZM-2008-0005	Allman-Stanfield Properties at Greenway Farm	1200-block of South King Street	Amendments to ZM #101 to allow increased commercial square footage (40,350 sf total).	28-Aug-08	Conditional Approval	19-Jan-11	Approval 19 Jan 2012	14-Feb-12	Approved	Approved, no site plan	
8	TLZM-2010-0002	Lowes Home Improvement Center	Corner of battlefield Parkway and Russell Branch Pkwy	Rezoning from I-1 to B-3; development of a 152,245 SF Lowes and 120,093 SF of associated retail uses.	10-Sep-10	Conditional Approval	17-Oct-13	--	--	--		
9	TLZM-2012-0003	Crescent Place	Harrison Street (near Catoclin Circle)	Concept Plan and proffer amendment for 230 dwelling units and 16,000 sf commercial retail	26-Nov-12	Conditional Approval	8-Aug-13	Approval	22-Oct-13	--		
10	TLZM-2012-0004	Catoclin Circle Center	Catoclin Circle NE, behind Giant	Request to rezone 8.03 acres from B-2 to PRN, to allow 62 SFA units	7-Nov-12	--	--	--	--	--	1st submission comments sent to applicant 29 Mar 2013	
11	TLZM-2013-0001	Leegate	NW corner of Route 7 and Battlefield Parkway	Request to rezone from I-1 to PRN and B-4 to allow 512,000 sf of office, 200,000 sf of retail and 475 dwelling units	3-Mar-13	--	--	--	--	--	1st submission comments sent to applicant 14 Jun 2013	
12	TLZM-2013-0002	Jerry's Ford	847 East Market Street	Request to rezone from I-1 to B-3 to allow for auto sales	29-Apr-13	--	--	--	--	--	2nd submission received and referred for review 18 Sep 13	

(I) Indicates change to application in past month







	Completed project		Approved application, but no site plan submitted
	Approved application, with approved site plan		Active application
	Approved application, site plan submitted and in process		Inactive application

Special Exception Applications
Pre-2012

November 2013

	Application Number	Name of Project	Location	Application Description	Acceptance Date	Staff Recommendation	PC Public Hearing	PC Recommendation	Council Public Hearing	Council Action	Current Status	Comments
1	TLSE-2011-0003	Loudoun Funeral Chapel	158 Catocton Circle	To allow a crematorium	18-Oct-11	Approval	16-Feb-12	Approval	13-Mar-12	Approved	Project Complete 15 Jan 2013	
2	TLSE-2011-0004	Catoclin Veterinary Clinic	112 Dry Mill Road	Special Exception to permit a vet hospital in an existing building.	4-Oct-11	Approval	16-Feb-12	Approval	13-Mar-12	Approved	Project Complete 2 May 2013	
3	TLSE-2010-0009	Leesburg Toyota	1 & 3 Cardinal Park Drive SE	SE to expand and reconstruct auto dealership in the B-3 district	18-Oct-10	Conditional approval	4-Aug-11	Conditional Approval	30-Aug-11	Conditional Approval	Building permit issued 13 Nov 2012	
4	TLSE-2010-0004	Greenway Farm Child Care	1241 South King Street	Special Exception to permit a child care facility in the B-1 district	11-Aug-10	Conditional approval	1-Dec-11	Approval 19 Jan 2012	14-Feb-12	Approved	Under Construction 13 Oct 13	
5	TLSE-2010-0005	T-Mobile Antenna at Westpark	59 Clubhouse Drive	SE to permit cellular antennae in the B-3 district.	5-Aug-10	Conditional approval	21-Oct-10	Denial	9-Nov-10	Approved	Site plan approved 11 Jun 2011	
6	TLSE-2008-0005	Comwall Commons	200 Block of Gibson Street	Special Exception to allow 19 two-bedroom age-restricted (over 55) housing units	19-May-08	Approval	20-Nov-08	Approval	9-Dec-08	Approved	Site plan approvable pending plats & bonds - 1 Mar 2012	
7	TLSE-2011-0002	Courthouse Square	Loudoun Times Mirror Site; Church, Market and Loudoun streets	Special Exception to permit a private parking structure in the B-1 district	3-Jun-11	Conditional approval	1-Mar-12	Denial	27-Mar-12	Conditional Approval	Site plan in progress 12 Dec 2012	
8	TLSE-2008-0012	Altman Bank (Greenway Farm)	1200-block of South King Street	Special Exception to allow bank with 3 drive-through lanes	28-Aug-08	Conditional approval	19-Jan-12	Approval	14-Feb-12	Approved	No site plan submitted	
9 (!)	TLSE-2010-0006	Lowe's Home Center - Bank Pad	Corner of Battlefield Pkwy and Russell Branch Pkwy	Potential Pad Site	10-Sep-10	Conditional approval	3-Oct-13	—	—	—	Planning Commission PH set 17 Oct 13	
10 (!)	TLSE-2010-0007	Lowe's Home Center - Restaurant Pad with Drive thru	Corner of Battlefield Pkwy and Russell Branch Pkwy	Potential Pad Site	10-Sep-10	Conditional approval	3-Oct-13	—	—	—	Planning Commission PH set 17 Oct 13	
11 (!)	TLSE-2010-0008	Lowe's Home Center - Outdoor Storage	Corner of Battlefield Pkwy and Russell Branch Pkwy	Outdoor garden storage for Lowe's store	10-Sep-10	Conditional approval	3-Oct-13	—	—	—	Planning Commission PH set 17 Oct 13	

(!) Indicates change to application in past month







	Completed project		Approved application, but no site plan submitted
	Approved application, with approved site plan		Active application
	Approved application, site plan submitted and in process		Inactive application

Special Exception Applications
2012

November 2013

Application Number	Name of Project	Location	Application Description	Acceptance Date	Staff Recommendation	PC Public Hearing	PC Action	Council Public Hearing	Council Action	Current Status	Comments
1	TLSE-2012-0003	Home Depot - Outdoor Storage	280 Fort Evans Rd NE	Special Exception for outdoor storage of rental vehicles	18-Jun-12	Conditional Approval	21-Feb-13	Approval	11-Apr-12	Approved	Mini Site Plan under review
2	TLSE-2012-0005	Oaklawn Gas Station	Oaklawn, Land Bay C	Special Exception for gas station and convenience store	15-Jun-12	Deferral	17-Jan-13	Denial	26-Feb-13	Approved	No site plan submitted
3	TLSE-2012-0006	Lowe's Home Center - Vehicle Rental	Corner of Battlefield Pkwy and Russell Branch Pkwy	Special Exception to allow vehicle rental for customers	11-Jul-12	Conditional approval	3-Oct-13	—	—	—	Planning Commission PH set 17 Oct 13
4	TLSE-2012-0007	Lowe's Home Center - Retail Size	Corner of Battlefield Pkwy and Russell Branch Pkwy	Special Exception to allow a retail center over 100,000 square feet	11-Jul-12	Conditional approval	3-Oct-13	—	—	—	Planning Commission PH set 17 Oct 13

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



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Special Exception Applications
2013

November 2013

Application Number		Name of Project	Location	Application Description	Acceptance Date	Staff Recommendation	PC Public Hearing	PC Action	Council Public Hearing	Council Action	Current Status	Comments
1	TLSE-2013-0002	Leegate	Intersection of Route 7 and Battlefield Parkway	Special Exception for multi family units	11-Mar-13	--	--	--	--	--	1st submission comments sent to applicant - 14 Jun 2013	See also TLZM-2013-0001
2	TLSE-2013-0003	Leegate	Intersection of Route 7 and Battlefield Parkway	Special Exception for parking structure A	11-Mar-13	--	--	--	--	--	1st submission comments sent to applicant - 14 Jun 2013	See also TLZM-2013-0001
3	TLSE-2013-0004	Leegate	Intersection of Route 7 and Battlefield Parkway	Special Exception for parking structure B	11-Mar-13	--	--	--	--	--	1st submission comments sent to applicant - 14 Jun 2013	See also TLZM-2013-0001
4	TLSE-2013-0006	Jerry's Ford	847 East Market Street	Special Exception to allow vehicle sales and/or rental, and vehicle and/or equipment service	2-Apr-13	--	--	--	--	--	2nd submission comments sent to applicant - 15 Sep 2013	See also TLZM-2013-0002
5 (f)	TLSE-2013-0012	My Dogs Daycare	91 Lawson Rd	Doggie daycare for up to 60 dogs	14-Aug-13	--	7-Nov-13	--	--	--	Planning Commission PH scheduled 13 Oct 13	

(f) Indicates change to application in past month

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	Approved application, with approved site plan		Active application
	Approved application, site plan submitted and in process		Inactive application

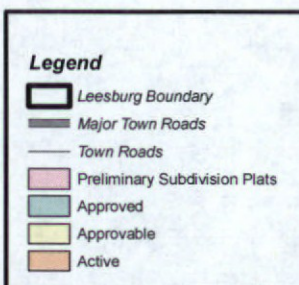
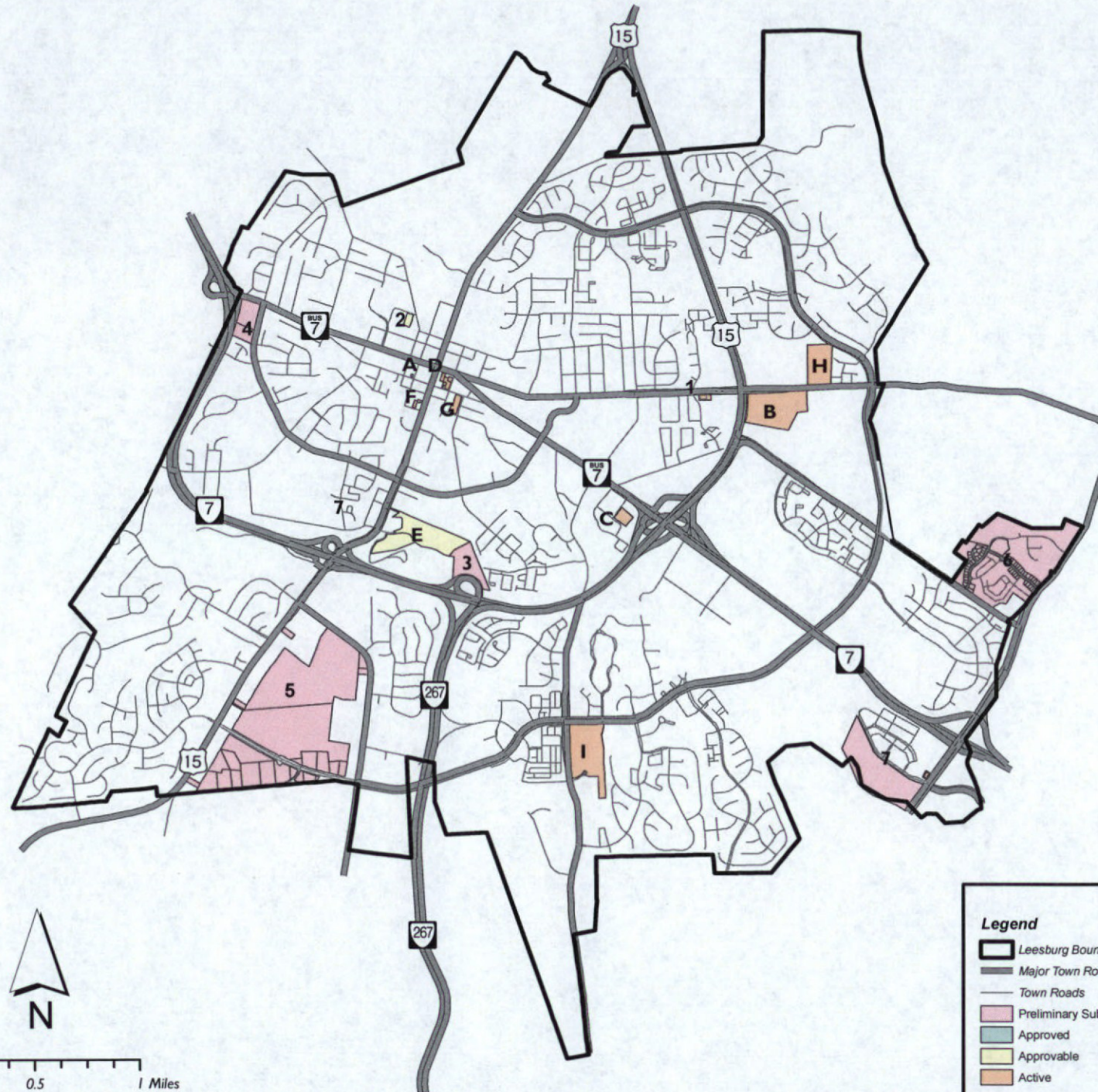
Site Plan Map - Project Key November 2013

Residential Projects

1. Banyan Cove
2. Cornwall Commons
3. Crossroads at Leesburg
4. Leesburg West
5. Leesburg South (Meadowbrook)
6. River Pointe (PMW Farms), Section 6
7. Village at Leesburg, Land Bay C

Commercial Site Plans

- A. 104 Loudoun Street
- B. Chipotle Mexican Grill
- C. Comfort Suites Conference Center
- D. Courthouse Square
- E. Crossroads One at Leesburg
- F. Loudoun Cares
- G. Market Station (Fireworks/Los Tios)
- H. River Creek Village
- I. Cornerstone Chapel



Commercial Development Applications - Final Site Plans
Pre-2012

Application Number		Name of Project	Location	Project Description	Type of Site Plan	1st Submission Accepted	Date Approved	Total # of Submissions*	Current Status	Comments
1	TLPF-2011-0007	Loudoun Funeral Chapel	158 Catoclin Circle SE	Addition of 2,500 SF	Final	23-Sep-11	8-Jun-12	3	Project complete 15 Jan 2013	
2	TLPF-2010-0011	Dulles Chrysler Jeep Ram	107 Catoclin Circle	New and used vehicle sales and service, with a 22,762 sf facility	Final	9-Nov-10	13-Sep-11	3	Occupancy Permit issued 16 Jan 2013	
3	TLPF-2011-0008	Star Buick, GMC	326 East Market Street	Addition of 6,259 SF	Final	12-Oct-11	2-Apr-12	3	Project complete 18 Mar 2013	
4	TLPF-2011-0001	Harrison Subdivision, Lots 3A and 3B	South side of North Street, between 124 Harrison Street NE and 211 North Street NE	Construction of two single family detached dwelling units with detached garages	Final	18-Jan-11	29-Dec-11	3	Occupancy Permits issued 31 May & 3 Jun 2013	
6	TLPF-2007-0015	211 Church Street	209-211 Church Street	12,356 SF office in two buildings; one new one renovated.	Final	9-Oct-07	23-Dec-08	4	Occupancy Permit issued	This project was inactive for three years.
5	TLPF-2011-0009	Leesburg Toyota	Cardinal Park Drive and Route 7	Automobile showroom and service building (51,700 SF) on two parcels on Cardinal Park Drive	Final	18-Oct-11	28-Aug-12	3	Building permit(s) issued 15 Jan 2013	
7	TLPF-2009-0002	116 East Market Street Deli	116 East Market St	New infill retail building in Historic District	Minor	31-Jan-09	24-Jul-13	4	Building permit issued 15 Sep 2013	
8	TLPF-2009-0018	Cornwall Commons	Gibson St at Old Waterford Road	19 age-restricted townhomes	Final	28-Oct-09	n/a	3	3rd submittal approvable upon plat recorded/bond being posted. 1 Mar 2012	
9	TLPF-2009-0020	Crossroads at Leesburg (Mass Grading)	South King Street and Davis ave; behind Bloom	Mass grading of site	Final	30-Dec-09	n/a	3	3rd submittal approvable upon deed/plat recorded/bond being posted 15 Feb 2011	Active status extended to December 28, 2013
10	TLPF-2010-0004	Crossroads One at Leesburg (Parcel E1)	Davis Ave SE, behind Bloom	60,900 sq ft, 3-story office building	Final	7-May-10	n/a	3	2nd submission comments sent to applicant 03 Apr 2013	Active status extended to December 28, 2013
11	TLPF-2007-0007	River Creek Village	Edwards Ferry Road, east of Costco	Commercial mixed-use center with five buildings	Final	16-May-07	n/a	4	Meeting held with applicant 17 Apr 2013	




*Number of submissions includes signature sets, but not insert sheets
(!) Indicates change to application in past month




	Occupancy permit issued by County		Approvable application, waiting on deeds, plats or bonding
	Building permit issued by County		Active application
	Approved application, but no building permit issued		Inactive application

Commercial Development Applications - Final Site Plans
2012

Application Number		Name of Project	Location	Project Description	Type of Site Plan	1st Submission Accepted	Date Approved	Total # of Submissions*	Current Status	Comments
1	TLPF-2012-0007	Catoctin Veterinary Clinic	112 Dry Mill RD SW	Conversion of existing office building to a veterinary clinic (no new square footage)	Mini	20-Jun-12	4-Feb-13	3	Occupancy Permit Issued 2 May 2013	
2	TLPF-2012-0008	134 Ft. Evans Road Vet Office	134 Fort Evans Road	Construct two story vet office with parking and utility extensions	Final	6-Aug-12	20-Nov-12	2	Occupancy Permit Issued 15 Aug 2013	
3	TLPF-2012-0005	Village at Leesburg, Bid Q	Russell Branch Parkway	Approval of a 13,600 SF retail building	Final	24-Apr-12	20-Feb-12	3	Occupancy Permit Issued 21 Oct 2013	
4	TLPF-2012-0002	Inova Cornwall	Cornwall and Gibson Streets	Demolition of part of existing hospital (67,023 sq ft) and replace with surface parking	Final	25-Jan-12	7-Jun-13	3	Demolition permit application approved; construction commenced 14 Jun 2013	
5	TLPF-2012-0012	Greenway Preschool	25 Greenway Drive SW	Improvements to existing daycare center, expand parking lot, connect utilities.	Final	14-Dec-12	11-Sep-13	3	Under construction 13 Oct 13	
6	TLPF-2012-0001	Chipolte Mexican Grill	Corner of Battlefield Pkwy and Rte 15 bypass (Stein mart plaza)	2,143 SF restaurant	Mini	24-Jan-12	n/a	3	3rd submission comments sent to applicant 25 Sep 13	
7	TLPF-2012-0006	Market Station	201 Harrison St SE	Expansion of Fireworks Pizza and Los Tios restaurants (998 sq ft interior space and 812 sq ft outdoor deck)	Mini	19-Jun-12	n/a	1	1st submission review comments sent to applicant - 13 Jul 2012	
8	TLPF-2012-0009	Loudoun Cares	207 South King Street	Renovation and expansion of existing building and parking lot at 8B South Street	Final	17-Aug-12	n/a	2	2nd submission comments sent to applicant - 7 Jun 2013	
9 (!)	TLPF-2012-0011	Courthouse Square	Church Street and Loudoun Street	Addition to existing Loudoun Times Mirror building, proposed office and retail, new parking structure	Final	11-Dec-12	n/a	3	3rd submission referred 16 Oct 13	

*Number of submissions includes signature sets, but not insert sheets
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

 Occupancy permit issued by County
 Building permit issued by County
 Approved application, but no building permit issued




 Approvable application, waiting on deeds, plats or bonding
 Active application
 Inactive application

Commercial Development Applications - Final Site Plans
2013

Application Number	Name of Project	Location	Project Description	Type of Site Plan	1st Submission Accepted	Date Approved	Total # of Submissions*	Current Status	Comments
1	TLPF-2013-0007	Leesburg Airpark/ Loudoun County Sheriff HQ	801 Sycolin Road	Minor Site Plan for site and security upgrades	Minor	29-Apr-13	11-Jul-13	3	Plans approved and released for construction 11 Jul 13
2	TLPF-2013-0010	Wegmans	River Creek Parkway	Construction of an egress lane to exit Wegmans through Villages site	Minor	15-May-13	16-Aug-13	3	Plans approved and released for construction 16 Aug 13
3	TLPF-2013-0008	104 Loudoun Street	104 Loudoun Street	Three story building with 2,154 sf office and 3 residential units	Mini	17-Apr-13	n/a	3	Plans approvable pending bonding 30 Sep 13
4	TLPF-2013-0003	Comfort Suites Conference Center	80 Prosperity Avenue	Addition of 16,636 SF conference center and parking modifications	Final	26-Feb-13	n/a	3	Signature sets under review 13 Sep 13
5	TLPF-2013-0011	Taco Bell	982 Edwards Ferry Road	Exterior and Interior modification	Minor	20-Jun-13	n/a	3	Insert sheets requested 4 Oct 13
6 (!)	TLPF-2013-0016	Cornerstone Chapel	SE corner of Sycolin Road and Battlefield Parkway	Construction of church, daycare and ancillary uses	Final	3-Oct-13	n/a	1	1st submission under review 10 Oct 13

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 Occupancy permit issued by County
 Building permit issued by County
 Approved application, but no building permit issued




 Approvable application, waiting on deeds, plats or bonding
 Active application
 Inactive application




Final Subdivision Plats

Application number		Name of Project	Location	Description	Type of Application	1st Submission Accepted	Date Approved	Number of Submissions	Current Status	Comments
1	TLFS-2010-0006	PMW Farms, Section 1 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	46 SFD (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	20-Oct-10	11-May-11	3	31 SFD completed 13 under construction	Construction Drawing Reference: TLCD-2009-0002-- see status on page 17
2	TLFS-2010-0010	PMW Farms, Section 2 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	37 SFD (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	8-Dec-10	22-Jun-11	3	16 SFD completed 13 under construction	Construction Drawing Reference: TLCD-2010-0005 - see status on page 17
3	TLFS-2011-0003	PMW Farms, Sections 3 & 5 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	135 SFA (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	28-Mar-11	7-Sep-11	3	37 SFA completed 35 under construction	Construction Drawing Reference: TLCD-2010-0006 - see status on page 17
4	TLFS-2011-0001	PMW Farms, Section 4 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	27 SFD (entire project is 140 SFD & 135 SFA on 105 acres, zoned PRN)	Final Subdivision	25-Jan-11	11-Aug-11	3	Plat and deed recorded 12 Aug 2011	
5 (!)	TLFS-2010-0004	Valley View Estates	East side of Valley View Ave, between Davis Ave and Stratford Pl	8 single family homes and 15 townhomes on 5.1 acres, zoned R-4 and R-8	Final Subdivision	1-Apr-10	20-Apr-12	3	Plat and deed recorded 25 Apr 2012	Under Construction
6	TLFS-2011-0004	PMW Farms, Section 6 (River Pointe, formerly Festival Lakes)	River Creek Parkway & Fort Evans Road	30 SFD lots	Final Subdivision	25-Jun-12	n/a	3	Plat and deed recorded 11 Jul 2013	
7	TLFS-2011-0005	Banyan Cove	Edwards Ferry Road, between Route 15 bypass and Catocin Circle	24 townhouse units, zoned R-22	Final Subdivision	6-Sep-11	n/a	6	Plans approvable pending bonding of construction drawings 04 Sep 13	

Preliminary Subdivision Plats

Application Number		Name of Project	Location	Description	Type of Application	1st Submission Accepted	Date Approved	Number of Submissions	Current Status	Comments
8	TLPS-2010-0001 (TLPS-2006-0001)	Leesburg South (Meadowbrook)	Generally bounded by South King Street, Evergreen Mill Road and Masons Lane	400 single family homes on 213.34 acres, zoned R-1 w/ Traditional Design Option	Preliminary Subdivision	28-Jan-10	n/a	2	Conditional approval - 15 Apr 2010	Approved by PC on 15 Apr 2010. No construction plans submitted to date
9	TLPS-2008-0001	Villas at Crossroads at Leesburg (formerly Waterside at Tuscarora Creek)	East of Olde Isaak Walton Park, south of Tuscarora Creek	3 single family homes and 40 duplex units on 19.72 acres, zoned R-6	Preliminary Subdivision	3-Jun-08	n/a	3	Conditional approval by PC 6 Jan 2011	
10	TLPS-2010-0002	Leesburg West	Catocin Circle SW	25 cluster lots and 3 traditional lots on approx 11 acres	Preliminary Subdivision	23-Mar-10	n/a	4	Preliminary Plat approved 7 Aug 2012	
11	TLPS-2012-0001	Village at Leesburg Landbay C	Village at Leesburg	84 single family attached units served by a private street	Preliminary Subdivision	27-Jun-12	n/a	3	Signature Sets requested 01 Oct 13	




 Occupancy permits issued for all units
 Active building permits for one or more units
 Final subdivision plat approved



 Approvable final or preliminary subdivision plat
 Active application
 Inactive application

CIP (Town Constructed)
Plan Review

November 2013

Application Number		Name of Project	Project Description	1st Submission Accepted	Approved	Total # of Submissions	Current Status	Comments
1 (I)	TLCI-2012-0001	Airport Helipad & North Access Road	Construction of three helipads on the south apron, and repairs to the north access road to the T-hangar complex	12-Apr-12	27-Sep-12	3-Jan-00	Project Complete	
2 (I)	TLCI-2011-0010	Church Street Improvements	Addition of curb and gutter, sidewalk and storm drainage improvements between Loudoun Street and Royal Street	23-Nov-11	10-May-13	4-Jan-00	Project Complete	
3 (I)	TLCI-2013-0004	Traffic signal at Battlefield Parkway and Plaza Street	Installation of new traffic signal on Battlefield Parkway at Plaza Street	28-Mar-13	10-May-13	2-Jan-00	Project Complete	Completion accomplished prior to school opening
4	TLCI-2009-0010	South King Street Widening, Phase 1	Widen South King from Governors Drive to Greenway Drive to 4-lanes with planted median.	29-Sep-09	23-Aug-11	3	Under Construction	Roadway substantially complete. Landscape underway
5	TLCI-2011-0003	Lower Sycolin Sewage Conveyance System	Construction of sewage system to serve areas south of Town's incorporated boundary and areas between Dulles Greenway and W&OD Trail.	5-Jul-11	16-Aug-11	3	Substantially complete	Certificate to operate received 11 Sep 13
6	TLCI-2011-0006	Turn Lane at Sycolin Rd & Tavistock Dr	Construction of turn lanes and traffic signal on Sycolin Road at Tavistock Drive.	23-Sep-11	13-Feb-13	4	Under Construction	Complete Spring 2014
7 (I)	TLCI-2008-0010	Virt's Corner	Realignment of the South King Street, Gleedsville Road and Masons Lane intersection	21-Oct-08	21-Oct-11	5	Under Construction	Complete Winter 2013/2014
8	TLCI-2013-0003	Miller Drive Extension	Construction of Miller Drive between Blue Seal Drive and Tolbert Lane	12-Mar-13	19-Jun-13	2	Under Construction	Complete Winter 2013/2014
9 (I)	TLCI-2013-0002	Runway 17 Safety Area Grading	Grading of an area north of Runway 17 to improve aircraft safety	4-Feb-13	5-Sep-13	4	Under Construction	Complete Winter 2013/2014
10 (I)	TLCI-2013-0005	Lowenbach Street Improvements Phase IV	Upgrade storm drainage outfall along portions of Edwards Ferry Road and Cherry Lane	18-Apr-13	26-Sep-13	4	Under Construction	Complete Spring 2014
11	TLCI-2011-0002	Edwards Ferry Rd at Rte 15 Bypass Right Turn Lane Improvements	Improvements to intersection to help mitigate traffic congestion including dual right turn lanes on eastbound Edwards Ferry Road at Route 15 Bypass.	28-Feb-12	26-Mar-13	3	Plans approved 26 Mar 13	Construction advertising for bid in December
12	TLCI-2011-0009	Linden Hill Access Road	Construction of a one-way access road from Linden Hill Way to Country Club Drive	4-Jan-08	n/a	3	Plans approvable pending land acquisition 15 Jul 2012	
13 (I)	TLCI-2011-0001	Battlefield Parkway	Battlefield Parkway, from Route 15 to Dulles Greenway	24-Jan-11	n/a	2	2nd submission under review 31 Oct 13	Public Hearing held 06 Jun 13




 Completed project
 Under construction
 Plans approved, no construction start



 Plans approvable, waiting on deeds, plats or bonding
 Plans under review

CIP (Town Constructed)
Plan Review

November 2013

	Application Number	Name of Project	Project Description	1st Submission Accepted	Approved	Total # of Submissions	Current Status	Comments
14	TLCI-2009-0002	Downtown Street Lighting	Replacement of downtown streetlights (King, Market & Wirt Streets)	4-Apr-09	n/a	1	Being coordinated with the Downtown Improvement Project.	
15 (!)	TLCI 2012-0003	Sycolin Road Widening Ph III	Upgrade Sycolin Rd. in vicinity of Hope Parkway from 2 lanes to 4 lanes	18-Oct-12	n/a	3	3rd submission under review 09-Oct 13	Project being coordinated with Sycolin Flyover project. Project out to bid; bids due 21 Nov 13 2013
16 (!)	TLCI-2013-0001	South King Street Widening Ph II	Widen South King Street to four lanes from south of Greenway Dr to the southern corporate limits	4-Feb-13	n/a	2	2nd submission under review 31 Oct 13	
17	TLCI-2013-0006	Lowenbach Street Improvements Phase V	Street improvements on Washington, Prince and Blue Ridge	4-Oct-13	n/a	1	1st submission under review 04 Oct 13	




 Completed project
 Under construction
 Plans approved, no construction start



 Plans approvable, waiting on deeds, plats or bonding
 Plans under review

Public Infrastructure (Developer Constructed)
Plan Review

November 2013

Application Number		Name of Project	Developer/Associated Project	Project Description	1st Submission Accepted	Approved	Total # of Submissions	Current Status	Comments
1	TLPF-2006-0010	Route 7/River Creek Parkway interchange	Kettler (Village at Leesburg)	New grade-separated interchange	2-Jun-06	27-Dec-07	3	Open to traffic, but still under bond	Plans were approvable in May 2007, but were not approved until bonded. Plans were divided into a series of smaller plans in order to facilitate bonding and get construction started. The first of the sub-plans was approved on 20 Aug 07.
2	TLPF-2006-0006	Russell Branch Parkway East	Kettler (Village at Leesburg)	Russell Branch Parkway, from Cochran Mill Road to Crosstrail Boulevard	8-May-06	28-Jan-08	4	Four lanes open on Battlefield Parkway	
3	TLPF-2006-0007	Russell Branch Parkway West	Kettler (Village at Leesburg)	Russell Branch Parkway, from Crosstrail Boulevard to the western boundary of KSI site, adjacent to Hunter Dowdy tract	8-May-06	6-Feb-08	5	Open to traffic, but still under bond	
4	TLPF-2006-0011	Festival Lakes Sanitary Sewer Extension	PMW Farms	Sanitary sewer outfall into Potomac Station to serve Future Festival Lakes subdivision	7-Jun-06	17-May-11	4	Site Plan approved 17 May 2011	
5	TLPF-2009-0014	Fort Evans Road widening, Menlow Drive to Vista Ridge Dr	PMW Farms (Festival Lakes)	Two lanes of Fort Evans Road, plus curb, gutter & sidewalk	19-Jun-09	15-Apr-11	3	Site Plan approved 15 Apr 2011	Under construction
6	TLCD-2009-0002	PMW Farms, Sec. 1	PMW Farms (Festival Lakes)	5 of 6 sections under construction	9-Jan-09	13-May-11	3	Construction Drawings approved 13 May 2011	Under construction
7	TLCD-2010-0005	PMW Farms, Sec 2	PMW Farms	5 of 6 sections under construction	22-Jun-10	22-Jun-11	3	Construction Drawings approved 13 May 2011	Under construction
8	TLCD-2010-0006	PMW Farms, Sec. 3 & 5	PMW Farms	5 of 6 sections under construction	1-Oct-10	8-Aug-11	3	Construction Drawings approved 8 Aug 2011	Under construction
9	TLCD-2010-0004	PMW Farms, Sec 4	PMW Farms	5 of 6 sections under construction	28-Oct-10	15-Aug-11	3	Construction Drawings approved 15 Aug 2011	Under construction
10	TLCD-2011-0001	PMW Farms, Sec. 6	PMW Farms (Festival Lakes)	30 SFD & public streets	27-Jan-10	9-Jul-13	3	Construction Drawings approved 9 Jul 13	Under construction
11	TLCD-2008-0003	Valley View	Batu Homes	8 SFD & 15 SFA & public street	25-Aug-08	26-Apr-12	4	Plans Approved 26 Apr 2012	
12	TLPF-2009-0019	Fort Evans Road widening, River Creek Parkway to Sentinel Dr	PMW Farms (Festival Lakes)	Two lanes of Fort Evans Road, plus curb, gutter & sidewalk	24-Dec-09	26-Feb-13	3	Plans approved. 26 Feb 2013	This is Phase II of the project
13	TLPF-2006-0026	Oaklawn - Hope Parkway	Oaklawn LLC	Road connection through Oaklawn to connect existing Hope Parkway with Battlefield Pkwy	8-Dec-06	n/a	3	Waiting on bond & recorded plat. Status extended to 01 Jan 14 - 02 Jul 12	Active status extended to 01 Jan 2014
14	TLCD-2011-0002	Banyan Cove	Banyan Cove (Jon Wood)	24 townhouse units at Edwards Ferry Road and Heritage Way	26-Oct-11	n/a	5	Approved pending bonding and plat recordation 4 Sep 2013	
15	TLPF-2011-0002	Crossroads at Leesburg; Davis Avenue extension	Terminus of current Davis Avenue	Extension of Davis Ave into the Crossroads at Leesburg (R-6) property	31-Jan-11	n/a	1	First submission comments sent 01 Apr 2011	Active status extended to 28 Dec 2013

 Completed project
 Under construction
 Plans approved, no construction start

 Plans approvable, waiting on deeds, plats or bonding
 Plans under review

**Active Building Permits
Project Key - November 2013**

Residential Projects

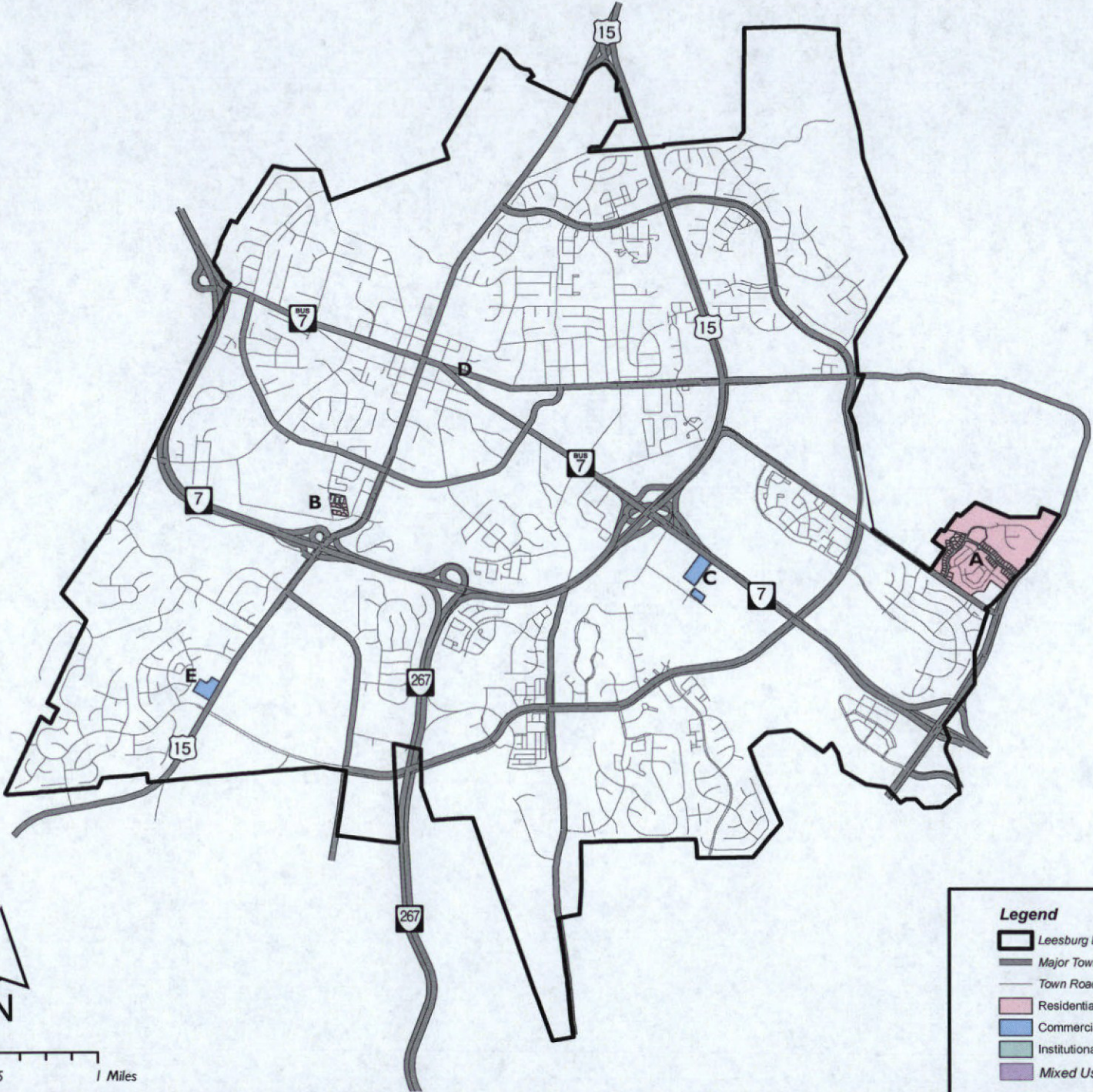
- A. RiverPointe (PMW Farms), Sections 1-5
- B. Valley View Estates

Commercial Projects

- C. Leesburg Toyota
- D. 116 East Market Deli
- E. Greenway Farm Preschool

Institutional

NONE



Legend

- Leesburg Boundary
- Major Town Roads
- Town Roads
- Residential
- Commercial
- Institutional
- Mixed Use

Active Building Permits

Name of Project	Location	Project Description	Office	Square Footage			Residential Units	Comments
				Retail	Commercial	Institutional		
1	PMW Farms (Festival Lakes) Sec. 1	River Creek Parkway & Fort Evans Road Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					6	This section: 46 SFD.
2	PMW Farms (Festival Lakes) Sec. 2	River Creek Parkway & Fort Evans Road Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					6	This section: 37 SFD.
3	PMW Farms (Festival Lakes) Sec. 3 & 5	River Creek Parkway & Fort Evans Road Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					22	This section: 135 TH
4	PMW Farms (Festival Lakes) Sec. 4	River Creek Parkway & Fort Evans Road Project is 140 single family homes & 135 townhomes on 105 acres, zoned PRN					9	This section: 27 SFD
5	Inova Cornwall	Memorial Drive Project involves demolition of oldest part of hospital (67,023 sq ft)						
6	Leesburg Toyota	1 Cardinal Park Dr SE Automobile Dealership and Showroom		51,700				
7	116 East Market Street Deli	116 East Market Street 2000 SF Deli/Sports Bar		2,000				
8	Valley View Estates	East side of Valley View Ave, between Davis Ave and Stratford Pl 8 single family homes and 15 townhomes on 5.1 acres, zoned R-4 and R-8					23	8 SFD 15 SFA
9	Greenway Preschool	25 Greenway Drive SW Improvements to existing daycare center, expand parking lot, connect utilities.						

New Construction Summary

November 2013

Commercial

Year	# of Projects*	New Construction (Square Feet)					Demolitions (Square Feet)					Net New Total
		Office	Retail	Commercial	Institutional	Total	Office	8	Commercial	Institutional	Total	
2013	6	11,084	49,369	10,900	0	71,353	0	0	0	0	0	71,353
2012	6	22,297	51,547	0	129,339	203,183	0	26	0	0	26	203,209
2011	10	10,651	185,696	71,113	0	267,460	0	0	0	(20,523)	(20,523)	246,937
2010	10	30,662	41,753	41,291	279,427	393,133	0	(4,208)	0	0	(4,208)	388,925
2009	6	129,148	498,390	1,007,602	16,600	1,651,740	0	(3,990)	0	(31,300)	(35,290)	1,616,450
2008	10	214,381	257,077	54,158	0	525,616	0	0	0	(11,766)	(11,766)	513,850
2007	10	75,150	20,723	79,107	0	174,980	0	(2,987)	(52,522)	0	(55,509)	119,471
2006	3	0	21,292	0	0	21,292	0	(1,800)	(2,462)	0	(4,262)	17,030
2005	5	15,126	91,718	13,613	0	120,457	0	0	0	0	0	120,457
2004	7	0	438,706	49,624	0	488,330	0	(89,566)	0	0	(89,566)	398,764
2003	3	66,300	3,700	0	242,603	312,603	0	0	0	0	0	312,603
2002	5	89,613	9,384	58,226	187,490	344,713	(1,716)	0	0	0	(1,716)	342,997
2001	13	134,122	206,725	260,270	84,540	685,657	0	0	0	0	0	685,657
Total	94	798,534	1,876,080	1,645,904	939,999	5,260,517	(1,716)	(102,525)	(54,984)	(63,589)	(222,814)	5,037,703

*This number does not correlate to actual Occupancy Permits issued. Projects may have multiple buildings; buildings may have multiple spaces.

Residential

Year	Number of Units			
	Single Family	Townhomes	Multifamily	Total
2013	41	33	0	74
2012	21	56	0	77
2011	0	61	0	61
2010	1	63	112	176
2009	0	45	222	267
2008	1	68	0	69
2007	8	33	0	41
2006	60	77	108	245
2005	121	172	272	565
2004	188	187	28	403
2003	305	288	0	593
2002	369	193	202	764
2001	454	238	30	722
Total	1,569	1,514	974	4,057

Note: Numbers above reflect Occupancy Permits issued by Loudoun County



Monthly Report of Financial Condition

For the period end October 2013

(unaudited, cash basis)

	General Fund		Capital Projects Fund		Utilities Fund		Total Fund	
	Current Month	Year-to-date	Current Month	Year-to-date	Current Month	Year-to-date	Current Month	Year-to-date
BEGINNING BALANCE								
Cash and Cash Equivalents	\$18,394,486	\$18,680,500	\$9,907,316	\$9,285,440	\$14,650,901	\$15,375,186	\$42,952,703	\$43,341,126
Taxes	\$1,938,404	\$5,617,848	\$0	\$0	\$0	\$0	\$1,938,404	\$5,617,848
Permits and Fees	36,212	345,284	-	-	-	-	36,212	345,284
Fines & Forfeitures	101,342	160,437	-	-	-	2,836	101,342	163,273
Use of Money & Property	121,297	488,918	-	568	11,193	33,428	132,490	522,914
Charges for Services	375,251	1,566,387	-	-	1,030,734	3,476,239	1,405,985	5,042,626
Donations/Transfers	517,079	1,746,804	7,560	948,362	524,162	556,225	1,048,801	3,251,391
Revenue from State	(386,392)	2,737,462	(1,910)	113,114	-	-	(388,302)	2,850,576
Revenue from Federal Government	6,605	15,659	-	135,697	-	14,894	6,605	166,250
Other sources (e.g. bond proceeds)	-	-	-	-	-	-	-	-
Total Receipts	\$2,709,798	\$12,678,799	\$5,650	\$1,197,741	\$1,566,089	\$4,083,622	\$4,281,537	\$17,960,162
Disbursements								
Personnel	\$2,150,841	\$8,401,695	\$82,623	\$317,171	\$530,232	\$2,077,801	\$2,763,696	\$10,796,667
Contractual Services	1,096,471	2,385,953	128,281	198,558	73,106	180,859	1,297,858	2,765,370
Materials and Supplies	151,487	359,904	254	499	133,670	394,949	285,411	755,352
Transfer Payments	174,929	271,930	150,084	499,305	373,212	746,425	698,225	1,517,660
Continuous Charges	195,948	711,080	246	3,674	80,276	341,620	276,470	1,056,374
Capital Expenditures	46,844	795,494	1,366,530	2,235,259	173,907	773,747	1,587,281	3,804,500
Debt Service Expended	-	1,305,529	-	-	-	1,493,346	-	2,798,875
Total Disbursements	\$3,816,520	\$14,231,585	\$1,728,018	\$3,254,466	\$1,364,403	\$6,008,747	\$6,908,941	\$23,494,798
Net Receipts and Disbursements	(\$1,106,722)	(\$1,552,786)	(\$1,722,368)	(\$2,056,725)	\$201,686	(\$1,925,125)	(\$2,627,404)	(\$5,534,636)
Net Balance Sheet Changes	1,152,978	1,313,028	(13,601)	942,632	46,532	1,449,058	1,185,908	3,704,718
ENDING BALANCE								
Cash and Cash Equivalents	\$18,440,742	\$18,440,742	\$8,171,347	\$8,171,347	\$14,899,119	\$14,899,119	\$41,511,207	\$41,511,207

TOWN OF LEESBURG
FY 2014 - MONTHLY TRACKING OF UTILITIES ACTIVITIES

						WATER SUPPLY							FY14 Total
	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	
Gallons Pumped*													
Projection	171,567	153,233	134,857	126,038	113,894	114,331	119,063	107,046	117,010	121,475	134,492	146,957	1,559,962
Actual	146,000	140,977	146,825	129,949									563,751
Cost to Produce													
Projection	\$284,690	\$455,503	\$597,848	\$398,565	\$427,034	\$612,082	\$398,565	\$384,331	\$569,379	\$341,627	\$441,269	\$782,896	\$5,693,790
Actual	\$442,621	\$357,086	\$759,827	\$1,111,707									\$2,671,242
Revenue													
Projection	\$766,351	\$586,854	\$413,009	\$463,666	\$1,131,687	\$295,648	\$575,628	\$895,770	\$242,106	\$526,714	\$859,545	\$957,702	\$7,714,680
Actual	\$558,229	\$1,114,768	\$1,007,013	\$1,394,664									\$4,074,674
						WATER POLLUTION CONTROL							FY14 Total
	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	
Gallons Treated*													
Projection	137,074	136,767	139,978	153,158	140,573	149,267	148,711	133,200	152,801	141,775	143,898	136,977	1,714,180
Actual	129,243	116,787	110,119	150,080									506,229
Cost to Treat													
Projection	\$370,735	\$611,713	\$685,860	\$481,956	\$611,713	\$630,250	\$574,639	\$574,639	\$685,860	\$537,566	\$667,323	\$1,000,985	\$7,433,239
Actual	\$516,096	\$502,366	\$914,729	1,383,233									\$3,316,424
Revenue													
Projection	\$808,170	\$549,593	\$401,851	\$489,658	\$1,147,533	\$354,376	\$685,641	\$1,090,294	\$302,992	\$650,937	\$1,066,135	\$1,121,338	\$8,668,520
Actual	\$837,343	\$1,672,151	\$1,510,520	\$2,091,996									\$6,112,011

NOTE: Analysis does not include debt service which is paid with availability fee reserves and cash.

* Gallons x 1,000

Analysis includes impact of final revenue accruals for FY 2013.

*** Revenue to date:**

Since 2011 a total of \$187,940 has been collected for telecommunication leased space on Town water tanks.

For FY14 \$590,247 has been collected in availability fees.

Since 2011 \$72,609 has been collected for contract with Johnston controls, the Energy Connect Company for power demand shaving during peak demand times and emergencies.

Payments are received and posted based on a quarterly schedule.

During October, Water Pollution Control Division sold \$4,020 Biosolids Pellets (TLC) and billed \$1,588 for Pump and Haul.

Twenty trucks hauled 115,060 gallons of water from the water treatment plant fill station and billed \$1,146 for Water Hauling.

October 2013 - 21 New Businesses

Beglis Law, PLLC
Calvin, Nikia
Cardinal Source, LLC
Cluttersense
Crooked Run Brewing, LLC
Definitive Results, LLC

Escalera Plumbing & Service, LLC
Good Son, LLC (The)
In Style Nails Spa
LWI Services
Mathnasium of Leesburg
Meridian Growth Services, LLC
Pro-Fit Ski & Boot Service, INC (adding retail license)

Rogan Miller Zimmerman, PLLC
Sovana Global Logistics, LLC
Talreja, Devki
Taylor/Portlock (Leesburg Antique Emporium)
Townsend and Poles Recovery Services
Vapor Studio
White Rose Confections, LLC
Wood Gay Marble & Granit, LLC

Personnel Update for the Period of October 12, 2013 to November 1, 2013**New Hires**

Jason Aronhalt
William Gage

Position

Utility Plant Operator Trainee
Police Officer II

Department

Water Pollution Control Division
Police Department

Promotions

Lacy Williams
Kenneth Green
David Green
Sean Stunkle

Communications Technician III
Police Officer III
Police Officer II
Utility Plant Operator III

Police Department
Police Department
Police Department
Water Pollution Control Division

Separations

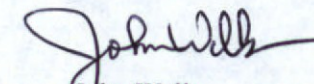
Liela Hough

Administrative Associate II

Human Resources

Regular Full-time and Regular Part-time Vacancies as of November 7, 2013

Department	#	Position Title	Date of Vacancy	Ad Placed	Apps Rcvd	Preliminary Interview	Final Interview	Offered	Accepted
<i>Planning and Zoning</i>	1	Assistant Zoning Administrator	8/27/13	√	√	√	√	√	
<i>Police</i>	4	Certified Police Officer (VA only)	10/1/13	√	√	√	√ 2 candidates in beginning to mid stages of hiring process	√	√--2 have accepted offers
<i>Public Works/Streets</i>	1	Maintenance Worker I	10/7/13	√	√	√			
<i>Utilities/WPCD</i>	1	Utility Plant Operator Trainee	9/30/13	√	√	√	√	√	√
<i>Utilities/WPCD</i>	1	Utility Plant Operator II	10/2/13	√	√	√	√	√	√
<i>Utilities/WPCD</i>	1	Utility Maintenance Worker III-WPCD	10/31/13	√	√				
TOTAL	9								
FILLED	4								
TOTAL REMAINING	5								


 John Wells
 Town Manager